

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CITY OF MESA

**MINUTES OF THE
DESIGN REVIEW BOARD**

**SPECIAL MEETING
December 12, 2005**

A meeting of the Design Review Board was held Mesa Utility Building, 640 N Mesa Drive at 8:00 a.m.

MEMBERS PRESENT

Pete Berzins
Rob Burgheimer
Dave Richins
Tom Bottomley

Debbie Archuleta
Lesley Davis
Kim Steadman
Mia Lozano Helland
John Wesley
Dorothy Chimel
Bob Saemisch
Dave Olson
Doug Himmelberger
Sheila Mitten
Mark Tuttle
Steve Phillips
Brooke Sims

Marty DeRito
Michael Quattrone
Sean Lake
Maeve Johnson
Tammy Albright
Dave Udall
Lindy Marino
Randy Carter
Others

MEMBERS ABSENT

Tim Nielsen
Vince DiBella

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CASE #: DR05-95 Greenbrier Marlborough

LOCATION/ADDRESS: SEC Baseline & Superstition Springs

REQUEST: Approval of a 9,670 sq. ft. retail/office building

COUNCIL DISTRICT: District 6

OWNER: Eamon Roche

APPLICANT: Dream Catchers

ARCHITECT: Randy Carter

REQUEST: Approval of a 9,670 sq. ft. retail, office project

SUMMARY: This case was moved to December 19, 2005 at 12:00 none.

REASON FOR RECOMMENDATION: Lack of a quorum

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CASE #: DR05-106 Bass Pro

LOCATION/ADDRESS: SEC Dobson Road & Loop 202
REQUEST: Approval of a 175,500 s.f. Bass Pro Shops store with an attached 11,500 s.f. restaurant, within the Riverview at Dobson development.
COUNCIL DISTRICT: District 1
OWNER: Bixby Arizona, LLC
APPLICANT: Saemisch DiBella Architects
ARCHITECT: Perkowitz + Ruth Architects

REQUEST: Approval of a 170,500 sq. ft. retail building plus 11,500 sq. ft. of restaurant

SUMMARY: Mark Tuttle, Brook Sims, and Steve Phillips represented the case. Mr. Tuttle and Mr. Phillips explained the changes that had been made since the work session. The roof will have 3 or 4 variations of shade; the screen wall around the boat storage will be 9' of concrete with corrugated metal up to 12'; they are working with the developer to create a T intersection at the northeast side of the project; there will be additional landscaping at the southern drive aisle they added glass overhead doors at the west side with a mansard roof; they added a gable at the tracker boat center; there will be stone bases on the columns; a mansard roof was added south of the restaurant; the roof had been dropped a couple of feet; however, the mechanical units would still be slightly visible. The skylights had been reoriented to provide morning light instead of afternoon light; the screen wall at Dobson was proposed to be 50° stack wall and 50° landscaping and berming. Mr. Tuttle showed photos of other driving ranges and stated the golf driving range was not ready yet, but they did not want to come back through the Board for approval. He also stated the future development parcel would be planted in desert wildflowers instead of decomposed granite.

Boardmember Rob Burgheimer confirmed there would be enough parking if the temporary boat storage becomes retail space in the future. He was concerned with the roof color. He wondered why they weren't using the green shown on the photos of the Las Vegas store to better match the remainder of the project. He wanted the monitors to blend in color and material to the surrounding roof area. Mr. Phillips stated the slope of the skylights would be faux slate, the walls would be stucco to match the parapet. Boardmember Burgheimer stated the redesign of the Freeway Landmark Monument Sign would have to come back through the Design Review Board. He thought the roof element could be the common element that ties this building to the remainder of the project.

In response to a question from Boardmember Burgheimer, Bob Saemisch stated that although he had designed the shopping center with a green roof because the Bass Pro in Las Vegas had a green roof, he thought there could be some elements in the 208 acre center that were different.

Chair Pete Berzins confirmed the proposed golf range would be an outdoor putting area with support columns and netting along the sides and above the golf range. He liked the changes to the side elevations, the striping and the mansard with the copper edging. He also liked the added gable and glazing. He thought either roof color would be fine. He was concerned with the delivery area for the restaurant. He did not want the trucks to back out into traffic coming at a blind curve. He was also concerned with the amount of traffic

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

converging at the future t-intersection. He was glad there would be stop signs there.

Boardmember Dave Richins liked the detailing of the temporary boat storage area. He thought either roof color would look rich. He confirmed most deliveries would occur before hours.

Boardmember Tom Bottomley liked the color of the roof. He thought it contrasted nicely with the other materials of the building. He thought either color would look like a lodge. He thought the boat storage solution seemed to work.

Chair Pete Berzins stated Mr. DeRito had requested the Board make on motion on all the projects. The Board agreed there were too many issues and one motion was not practical.

MOTION: It was moved by Rob Burgheimer and seconded by Tom Bottomley that DR05-106 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations (including revisions submitted December 12, 2005 and continuation of horizontal band on the south elevation as discussed at the Design Review Board meeting) with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - Provide manufacturer, color, style, and ID number for all materials and finishes.
 - The design for the “12’ high pre-cast concrete fence w/ textured finish” to surround the “Temporary Boat Storage” to be per design sketch submitted December 12, 2005 and requires review and approval of the Design Review staff.
 - The “Optional Golf Range” requires review and approval of the Design Review staff.
 - All rooftop mechanical units within 40’ of the perimeter of the building are to be fully screened by the parapet walls. Beyond this 40’ margin units may exceed parapet heights to the extent depicted in the current elevations. (The shed-roofed light monitors are considered architectural elements, and are not included in the screening requirements for mechanical units.)
 - Provide vinyl roofing, on all pitched roofs as submitted.
 - Reduce the width of the east-side access road to 24’ wide to allow for increased landscaping.
 - Storage will not be allowed above the height of the 12’ screening wall.
 - Not used
 - Revise the west-side access drive to make a true “tee” intersection.
 - Remove the Dobson Road merchandise display area from the required landscape setback.
 - Comply with all conditions of approval set forth in the Riverview at Dobson zoning case (Z05-101).
 - Provide complete landscape plans with all shrubs and trees. This includes perimeter landscaping of the triangular lot across the Tempe Canal Wasteway, as well as decomposed granite or suitable alternative on the entire area indicated for future development. Staff to approve.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

- Signage must comply with the Zoning Ordinance as modified by a Comprehensive Sign Plan that will be reviewed separately by the Design Review Board.
 - Delete the revised Freeway Landmark Monument Sign from the drawings.
 - Provide cut sheets for all lighting fixtures, and show their location on the building or on the site.
 - Provide a revised site plan with a completed pedestrian path network. Staff to review and approve.
 - Continue the log and chink treatment around the northwest corner of the building onto the west elevation, between the overhead doors, and around the south corner to a distance of 2' beyond the corner, or to a natural stopping point. Staff to review and approve.
 - Provide low screening device between the parking field and Dobson Rd to be approved by Design Review staff.
 - Variations from C-3 height restrictions are limited to the building heights shown on the elevations.
2. Compliance with all City development codes and regulations.
 3. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
 4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
 5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
 6. Fire risers, building downspouts and roof access ladders are to be located within the building.
 7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0

REASON FOR RECOMMENDATION: The project complies with the Zoning Ordinance and the Riverview at Dobson design standards.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CASE #: DR05-103 Riverview Site and Various Retail Buildings

LOCATION/ADDRESS: South of the SEC of Dobson Road & Loop 202 extending to 8th Street on the south and the Tempe Canal on the east.

REQUEST: Approval of regional commercial center known as Mesa Riverview

- Site for all submitted shops, majors, retail, pads, and parking fields excluding Bass Pro Shops, Wal-Mart Fuel Center, individual Pad buildings and previously approved Entertainment District.
- Elevations for all shops, majors and retail submitted, excluding Wal-Mart, Home Depot and Bass Pro Shops.

COUNCIL DISTRICT: District 1

OWNER: Bixby Arizona, LLC

APPLICANT: Saemisch DiBella Architects

ARCHITECT: Vincent DiBella

REQUEST: Approval of a 929,620 sq. ft. shopping center

SUMMARY: Bob Saemisch represented the case. Mr. Saemisch stated the sides and rears of the building should be economical. The cornices cost \$100.00 a lineal foot. He stated they have canopies and different colors of cmu where it counts, on the front of the buildings. He stated they could use spandrel glass. Not all tenants need window boxes. This is a power center.

Staffmember Lesley Davis explained that the cornices on the entertainment district were very important to the Board because the rear elevations would be visible from the parking lots as customers were walking up to the shops. In this case the rear elevations will be visible from Dobson and 8th Street and to the residential properties across 8th Street.

Boardmember Dave Richins wanted as much detailing as possible where the project interacts with neighbors. He agreed with staff that the cornices were important. He did not think the window boxes were important. He thought the pedestrian connections should relate in the first phase of development if that sidewalk is a connection point to other buildings within the project. Where adjacent to future pad sites, the sidewalk should be installed with a curb and decomposed granite on the pad site..

Boardmember Tom Bottomley stated his main concern was with the rear elevations facing 8th Street and Dobson. He thought the rear elevations looked like backs of buildings, especially from Dobson. He thought they would be visible through the fast food pads, and thought they needed more than just cornices. Mr. Saemisch stated the buildings would be 300' from Dobson, and customers would not drive between the pads and the retail buildings. There would be 12' screen walls at the loading docks. He stated that the drive aisle was only a delivery route. He stated there would be a 30' landscape setback at Dobson and landscaping in front of the loading docks. Boardmember Bottomley thought the rear elevations along 8th Street needed the cornices. He stated he was OK with the corner.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

Boardmember Rob Burgheimer thought the 8th Street buildings needed the cornices. He was comfortable with the project as presented along Dobson. The buildings were further back and would be screened by the pads and landscaping. Regarding the display boxes, he stated there are large walls with not a lot happening at the pedestrian level. He said something needed to be done, but not necessarily display boxes. He suggested planter boxes or something to add visual interest and dimension to the flat walls. On sheet CE11 the south elevation could use punched windows or glass block.

Chair Pete Berzins was concerned with the building at 8th Street and Dobson. He stated that if the building came in alone it would never be approved. He stated the building was 310' in length and was boring and utilitarian. He thought it needed to be broken up. He was also concerned with traffic coming off the Loop 202 onto Dobson and turning left onto Bass Pro Drive. This will be the only traffic light in the City on private property. He was concerned with the timing of the two lights. He did not want to see another situation like the one at Stapley and the freeway, where traffic backs up so badly waiting to turn off of Stapley. Mr. Saemisch stated this light would be farther away from the freeway, and there would be two left turn lanes. He also stated the developer was working with the City to synchronize the two lights.

MOTION: It was moved by Rob Burgheimer and seconded by Tom Bottomley that DR05-103 be approved with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the Development Agreement, and with the development as described in the Design Review Board staff report, Riverview Project Narrative, Riverview Design Guidelines, and as shown on the Site Plan SP1, Hardscape Plans, Cornice Details, Site Furnishings, Floor Plans and Exterior Elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Revise the retail buildings as follows:
 - ii. Provide attractive architectural design solution if there is a conflict between architectural embellishment and attached signage.
 - iii. Top of block columns to be Superlite Mesa Stone "Mission White".
 - iv. Ensure that all roof mounted mechanical units are screened from view of the nearby residential properties.
 - v. Provide decorative cornices as detailed in the Mesa Riverview Design Guidelines, approved as part of DR05-062 and as shown on the parapets on the front elevations to the parapets on the rear and side elevations of the retail buildings along 8th Street. Details to be reviewed and approved by Design Review Staff.
 - vi. Revise the rear and side elevations for Major D to incorporate additional interest and design elements found in the rest of the shopping center, including the decorative cornices referenced above.
 - vii. Incorporate internally lit window boxes, planters, material change or other pedestrian scale design feature per bay on the front of the large single user retail shops 18,000 s.f. and above. Details to be reviewed and approved by staff.
 - viii. Provide 12' storefronts in the rear elevation bays of shops E and F adjacent to Dobson and 8th Street consistent with what was

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

approved as part of the Entertainment District. Details to be reviewed and approved by Design Review Staff.

- b. Revise the site plans as follows:
 - i. Revise sheet SP3 to show pedestrian connections to the future office project east of Major D as indicated on sheet SP-9, Sidewalk Study.
 - ii. Eliminate the concrete curb stops on sheet SP1 and use a poured in place curb.
 - iii. Provide all pedestrian connections in the first phase of development if that sidewalk is a connection point to other buildings within the project. Where adjacent to future pad sites, the sidewalk should be installed with a curb and decomposed granite on the pad site.
 - iv. Revise sheet SP4 to provide a 6' masonry wall to screen the truck well for Retail F from the parking field.
 - v. Revise sheet SP4 to provide landscaping adjacent to the sidewalk, south of retail F per City of Mesa standards.
 - vi. Revise sheet SP7 to provide a pedestrian connection between Bass Pro Shops and Pad 25.
- c. Revise the hardscape plans as follows:
 - i. Clearly identify location, design and color of concrete used for crosswalks. Concrete color to be in compliance with the Mesa Riverview Design Guidelines.
 - ii. Provide signage to identify concrete loading parking spaces in lieu of paint striping on concrete.
 - iii. All traffic calming devices such as speed tables and speed bumps shall be constructed of scored, colored concrete.
 - iv. Provide a variety of site furniture (including but not limited to benches, planters, trash containers, tables, umbrellas, bicycle racks, etc.) as identified in the Riverview at Dobson Design Guidelines and to be approved by Design Review staff prior to submittal for building permit(s).
 - v. Site furniture to be identified with specific location and specifications and submitted with and noted on construction sets.
 - vi. Provide a phase plan to Design Review Staff, establishing how future pad sites will be treated with Decomposed Granite, extruded curbing and showing how the pedestrian pathway network will work with the vacant pad sites. Undeveloped pad sites are not to interrupt the flow of the pedestrian network. Necessary sidewalks must be installed with the initial phase of construction. Design to be approved by staff prior to submittal of construction documents for any building permit(s).
 - vii. Provide elevations and details of the cart corrals provided on sheet SP1.
- d. Review and approval of the site plan, landscaping plan and building elevations for Pad Buildings 13, 14, 15, 16, 11,12, 9, 10, 1, 2, 19, 25, 3, 4, 22, 6, 7, 8, shops H and Wal-Mart Gas Canopy by the Design Review Board prior to submittal for building permits.
 - a. Sidewalk connections adjacent to all pad sites need to be installed within the first phase of development if that sidewalk is a connection

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

- point to other buildings within the project.
- b. All parking must be in conformance with City Code requirements including required parking for outdoor dining.
- e. Future Design Review Board consideration of Signage with full submittal package including placement, colors, materials of all sign types.
 - a. Design of Signage to be reviewed and approved following approval of a Comprehensive Sign Plan by the Board of Adjustment and prior to submittal for any sign permit.
 - b. Provide attractive architectural design solution where there is a conflict between architectural embellishments and attached signage.
- f. Future Design Review Board consideration of landscaping. All landscaping to be in conformance with City of Mesa standards.
- g. All lighting, including lighting which spans the private drive, with full submittal package including specifications, details, colors, light standards, materials, lumens, location, type of lighting, of all lighting.
 - a. Design of Lighting to be reviewed and approved by staff prior to any submittal for permit.
 - b. Maximum height of light standard shall be 25', except standards located within 50' of north property line shall be limited to 20' height,
 - c. All lighting shall comply with the Outdoor Light Control Provisions of the Mesa City Code
 - h. Compliance with all Condition of Approval approved as part of Z05-101.
 - i. Compliance with all City development codes and regulations.
 - j. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
 - k. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
 - l. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
 - m. Fire risers, building downspouts and roof access ladders are to be located within the building.
 - n. Provide two half-size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, and elevations including approved landscape plans showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 - 0

REASON FOR RECOMMENDATION: With the conditions this project meets the design standards of the Zoning Ordinance and the Riverview at Dobson.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CASE #: DR05-104 Wal-Mart

LOCATION/ADDRESS: South of the SEC of Dobson Road & Loop 202
REQUEST: Approval of a 208,000 s.f. Wal-Mart store within the Riverview at Dobson development.

COUNCIL DISTRICT: District 1
OWNER: Bixby Arizona, LLC
APPLICANT: Sean Lake, Pew & Lake
ARCHITECT: Boice Raidl Rhea Architects

REQUEST: Approval of a 208,000 sq. ft. retail building

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Dave Richins and seconded by Rob Burgheimer that DR05-104 be approved with the following conditions:

1. Compliance with the Development Agreement, and with the development as described in the Design Review Board staff report, Riverview Project Narrative, Riverview Design Guidelines, and as shown on the Site Plan SP1, Hardscape Plans, Cornice Details, Site Furnishings, Floor Plans and Exterior Elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. Compliance with all the recommendations and conditions of approval set forth in Z05-101.
 - b. Reconcile metal roof and awning colors to agree with each other on the black/white and color building elevations.
 - c. Provide details of the material and color of the storefront system.
 - d. Provide details of the glass color.
 - e. Provide details for enclosing or screening the north and south sides of the partially enclosed area on the west elevation adjacent to the garden center.
 - f. All roof-mounted equipment must be screened by parapet walls.
2. All lighting with full submittal package including specifications, details, colors, light standards, materials, lumens, location, type of lighting, of all lighting.
 - d. Design of Lighting to be reviewed and approved prior to any submittal for permit.
 - e. Maximum height of light standard shall be 25', except standards located within 50' of north property line shall be limited to 20' height,
 - f. All lighting shall comply with the Outdoor Light Control Provisions of the Mesa City Code.
3. Future Design Review Board consideration of Signage with full submittal package including placement, colors, materials of all sign types.
 - a. Design of Signage to be reviewed and approved following approval of a Comprehensive Sign Plan by the Board of Adjustment and prior to submittal for any sign permit.
 - b. Provide attractive architectural design solution where there is a conflict

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

between architectural embellishments and attached signage.

4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
6. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
7. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.
10. Future Design Review Board consideration of landscaping.

VOTE: Passed 4 – 0

REASON FOR RECOMMENDATION: As conditioned this project meets the design standards of the Zoning Ordinance and the Riverview at Dobson.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

CASE #: DR05-105 Home Depot

LOCATION/ADDRESS: Dobson Road & Loop 202

REQUEST: Approval of 136,853 SF Home Depot within the Mesa Riverview development

COUNCIL DISTRICT: District 1

OWNER: Bixby Arizona, LLC

APPLICANT: Bob Saemisch

ARCHITECT: WD Partners, Bill Kohlerman

REQUEST: Approval of a 102,083 sq. ft. retail building

SUMMARY: Dave Leyvas represented the case. Mr. Leyvas and the Board discussed the complexity of the staff conditions of approval. Staff member Kim Steadman proposed setting the conditions aside to allow the Board to discuss the case outside the framework of the proposed conditions.

The Board discussed specific areas of improvement to the building and proposed revising the conditions accordingly.

Kim Steadman stated staff was comfortable working with the applicant to get the improvements the Board requested at the meeting. Staff would not be holding the applicant to the list of stipulations, but would discuss the issues addressed in the original conditions, to the end of resolving issues the Board's concerns. Dave Richins confirmed that a lot of the proposed conditions had been addressed in the Board's discussion. Kim Steadman confirmed that the main issues remaining were: improving the side and rear elevations; getting the colors revised to darker shades; using 'Quik Brik' in locations around the entry; bringing the color richness to the level of the adjacent Wal-Mart; revising the roofs to match Wal-Mart.

The Board agreed that condition 1f (treating issues of landscape, hardscape, and foundation base) would be considered as part of the Riverview at Dobson Landscape case that will be heard by the Board in January.

Chair Pete Berzins thanked staff for all their time in reviewing these projects in detail.

MOTION: It was moved by Dave Richins and seconded by Rob Burgheimer that DR05-105 be approved with the following conditions:

1. Compliance with the Development Agreement, and with the development as described in the Design Review Board staff report, Riverview Project Narrative, Riverview Design Guidelines, and as shown on the site plan SP1, Hardscape Plans, Cornice Details, Site Furnishings, Floor Plans, and Exterior Elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. The entry/exit volumes are too light. Revise the color scheme to deeper shades to complement the Wal-Mart building. Consider two-toned harlequin

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

- patterns, deeper colors, and revisions to pier dimensions and design, as necessary. Staff to review and approve.
- b. Revise sloped roof, awning, and canopy standing seam metal to match the metal roofs on the adjacent Wal-Mart building.
 - c. Add "Quik Brik" to the four bays (currently shown in harlequin pattern) that flank the glazed bays of the main entry. Staff to review and approve.
 - d. Delete the two curved metal decorations from the northeast elevation. Improve the color and design of this elevation by adding 2 or 3 bays of more highly figured and colored design. Use the Wal-Mart loading dock pop-out as an example. Staff to review and approve.
 - e. Improve the three accent bays on the rear of the building. Delete the shallow arches. Provide a design similar to the bay on the front of the building between column lines 1 and 0.6. (See exhibit A3.0-01 exterior elevation) Staff will also consider a design similar to that requested for the northeast elevation accent bays.
 - f. Provide material/color information for the medallions.
 - g. The following foundation base, hardscape, and landscape issues are to be deferred to the discussion of the Riverview at Dobson Landscape, which is a separate design review case:
 - i. Identify colors and materials depicted on drawing A1.0. "Natural Grey" concrete does not comply with Riverview at Dobson Guidelines.
 - ii. Clearly identify design and color of pavers (or colored concrete) used for crosswalks.
 - iii. All traffic calming devices such as speed tables, speed bumps, and truncated domes shall be constructed of scored, colored concrete.
 - iv. Decorative exterior paving to match that of Riverview at Dobson Center.
 - v. Exterior Planter/ Seating and Bollard designs to match Riverview at Dobson Center (previously approved EXHIBIT B Site Furnishings for Riverview at Dobson DR05-62)
 - vi. Provide Foundation Base plant materials.
 - vi. Provide material and color information for all exterior lighting.
2. Compliance with all requirements stipulated with Z05-101.
 3. Compliance with all City development codes and regulations.
 4. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)
 5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
 6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
 7. Fire risers, building downspouts and roof access ladders are to be located within the building.
 8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

VOTE: Passed 4 – 0

REASON FOR RECOMMENDATION: As conditioned the project meets the design standards of the Zoning Ordinance and the Riverview at Dobson.

MINUTES OF THE DECEMBER 12, 2005 DESIGN REVIEW MEETING

Respectfully submitted,

Debbie Archuleta
Planning Assistant

DA